

- 4 Bed Detached House
- Elegant 23' Lounge
- Snug & Conservatory
- Double Garage

- Envious Location
- 21' Open Plan Dining Room
- Master Bed with Dressing Room & En Suite

- Fabulous Family Gardens
- Superb 23' Kitchen
- Villeroy & Boch Family Bathroom



A beautifully presented and maintained 4 bedroomed detached family house, situated on one of the Region's most desirable roads. Updated by the current owners, yet maintaining many lovely original features, the accommodation has gas fired central heating and sealed unit double glazing, with the Entrance Hall opening to the Open Plan Dining Room, with polished wood floor, deep coved ceiling and real flame gas fire within a lovely marble surround. There is a useful Cloakroom leading to a WC. The focal point of the elegant dual aspect Lounge is a log effect real flame gas fire within a contemporary surround, with arched recesses to either side, housing glazed shelving and storage cabinets. French doors open to the rear garden. The 23 Breakfasting Kitchen has been refurbished with a range of wall and base units with Silestone work surfaces, Quooker boiling water tap, split level oven, combi oven/microwave, 4 ring induction hob with concealed extractor over, integral dishwasher, fridge & freezer and Karndean flooring continuing through an archway to the Snug, with door to the garden and through to the Conservatory, overlooking the garden. The Utility Room is plumbed for a washer. Stairs lead from the dining room to the First Floor Landing. The Master Bedroom has fitted wardrobes and is to the rear, with steps down to the Dressing Room, with wardrobes and drawer units and door to the En Suite Shower/WC, with wc, vanity unit with wash basin and shower enclosure with hand held and rain head showers and underfloor heating. Bedrooms 2, 3 and 4 all have fitted furniture. The family Bathroom/WC is fitted with a Villeroy & Boch suite with wc, wash stand with wash basin, double ended tub bath, shower quadrant with hand held and rain head shower and underfloor heating. The Double Garage is attached.

The property occupies a mature, well kept garden plot of circa 0.3875 acre with spacious terracing, large lawns and deep, well stocked borders and garden shed.

**Entrance Hall 7' x 6'8 (2.13m x 2.03m)**

**Open Plan Dining Room 21'6 x 13'6 (6.55m x 4.11m)**

**Cloakroom 10' x 2'8 (3.05m x 0.81m)**

**WC 5'8 x 4'4 (1.73m x 1.32m)**

**Lounge 23'9 x 14'2 (7.24m x 4.32m)**

**Breakfasting Kitchen 23'8 x 9'10 (7.21m x 3.00m)**

**Snug 12'4 x 12'2 (3.76m x 3.71m)**

**Conservatory 13'8 x 11'8 (4.17m x 3.56m)**

**Utility Room 6'6 x 5'6 (1.98m x 1.68m)**

**First Floor Landing**

**Bedroom 1 12' x 11'3 (3.66m x 3.43m)**

**Dressing Room 13' x 7'6 (3.96m x 2.29m)**

**En Suite Shower/WC 9' x 8'2 (2.74m x 2.49m)**

**Bedroom 2 14'10 x 11'8 (4.52m x 3.56m)**

**Bedroom 3 14'6 x 11'8 (4.42m x 3.56m)**

**Bedroom 4 14'6 x 11'8 (4.42m x 3.56m)**

**Bathroom/WC 9'9 x 8' (2.97m x 2.44m)**

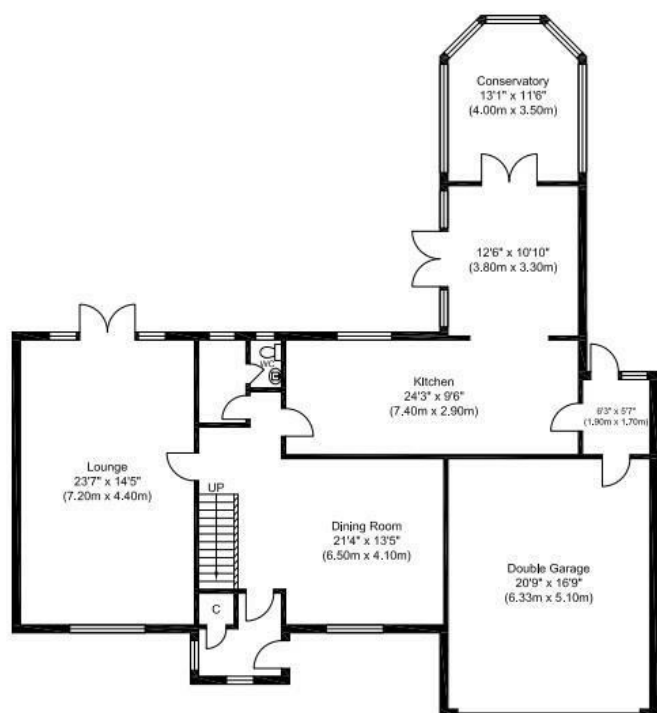
**Double Garage 21' x 16'6 (6.40m x 5.03m)**



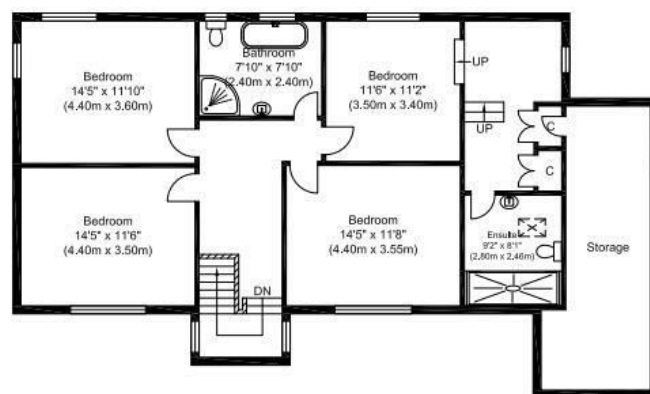




Energy Performance: Current E Potential C  
Council Tax Band: G  
Northumberland County Council: 0345 600 6400  
Darras Hall Primary School: 0.7 Miles  
Ponteland Middle/High Schools: 1 Mile  
Newcastle International Airport: 2.7 Miles  
Newcastle Central Railway Station: 9.9 Miles



**Ground Floor**  
Approximate Floor Area  
1634.28 sq. ft.  
(151.83 sq. m)



**First Floor**  
Approximate Floor Area  
1273.15 sq. ft.  
(118.28 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.